

JOSEPH G. AUSTIN, ET AL)
GRANTOR)
)
TO)
) WARRANTY DEED
L. STURGIS MONTEITH, ET UX)
GRANTEE)

For in consideration of \$10.00 and other good and valuable consideration the receipt of which is hereby acknowledged we, Joseph G. Austin and William H. Austin, Jr., do hereby sell, convey and warrant unto L. Sturgis Monteith and wife, Mary Austin Monteith, as tenants by the entirety with full rights of survivorship and not as tenants in common the following described lands, including an unobstructed easement for ingress and egress and utilities to-wit:

Part of the Southeast Quarter of Section 15, Township 2 South, Range 9 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Commencing at a point on the Centerline of Star Landing Road commonly accepted as the southeast corner of said quarter section; thence run South 89 degrees 35'07" West a distance of 1345.94 feet to a point on said centerline of Star Landing Road at its intersection with the centerline of a gravel roadway to the north, said point being the Point of Beginning of said 50 foot wide easement; thence run the following calls along said driveway centerline and easement center line to the end of said easement, said point being in line with a fence east and west and the Point of Beginning of said 5.00 acre tract: North 50 degrees 06' 33" West 200.26 feet; curve right (R=732.00 feet, arc = 76.48 feet); North 44 degrees 07' 22" West 15.69 feet; curve right (R=751.70 feet, arc=77.50 feet); North 38 degrees 12' 55" West 57.35 feet; curve left (R=342.33 feet, arc=63.98 feet); North 48 degrees 55' 23" West 32.06 feet; curve Right (r=120.12 feet, arc 171.03 feet; North 32 degrees 39' 15" East 273.00 feet; curve left (R=256.16 feet, arc=275.23 feet); North 28 degrees 54' 24" West 111.70 feet; curve right (R=458.75 feet, arc 141.37 feet); North 11 degrees 15' 01" West 48.23 feet; curve left (R= 464.03 feet, arc=128.73 feet); North 27 degrees 08' 42" West 130.02 feet; curve right (204.74 feet, arc =136.90 feet); North 11 degrees 09' 53" East 130.98 feet;curve left (r= 204.64 feet, arc=89.56 feet); North 13 degrees 54' 46" West 121.23 feet; curve right (R= 237.07 feet, arc=91.66 feet); North 08 degrees 14' 24" East 80.13 feet; curve right (R=461.71 feet, arc 85.81 feet); North 18 degrees 53' 04" East 26.09 feet. Thence run North 67 degrees 57' 30" West a

distance of 175.06 feet along said fence to a point; thence run North 48 degrees 58' 45" West a distance of 66.76 feet along said fence to a point in a lake approximately 10 feet west of the edge of the water; thence run the following calls along a line approximately 10 feet west of and parallel to said edge of water to a point: North 15 degrees 47' 23" East 67.85 feet; North 53 degrees 15' 22" East 91.61 feet; North 26 degrees 12' 47" West 49.70 feet; North 07 degrees 41' 43" West 75.70 feet; North 84 degrees 49' 06" East 106.54 feet; North 18 degrees 15' 36" East 111.74 feet; North 31 degrees 48' 24" West 86.16 feet. Thence run North 25 degrees 05' 15" East a distance of 192.72 feet to a point; thence run South 64 degrees 54' 45" East a distance of 365.00 feet to a point; thence run South 25 degrees 05' 15" West a distance of 651.37 feet to a point in a fence; thence run North 67 degrees 57' 30" West a distance of 85.17 feet to the Point of Beginning of said 5.00 acre tract. Bearings are based on true north as determined by solar observation.

The intent herein is to grant an easement along the existing driveway to the five (5) acre tract conveyed herein, whether correctly described or not.


By way of explanation the five (5) acre tract conveyed herein is a part of a tract conveyed to W. H. Austin, Sr. by deed from W. H. Whitsett.

W. H. Austin Sr. died testate July 6, 1971, his estate being probated in DeSoto County, Mississippi and being Cause number 71-279. Said property was left to his wife, Josephine G. Austin and his only children, Joseph G. Austin and William H. Austin, Jr.

Josephine G. Austin died testate January 13, 1984, her will being probated in DeSoto County, Mississippi and being Cause number 84-1-55. Her will left all real estate to her surviving sons Joseph G. Austin and William H. Austin, Jr.

Dixie I. Austin joins in this deed for the purpose of conveying her interest in the easement across the land owned by her and Joseph G. Austin, said tract being conveyed to Joseph G. Austin et ux by W. H. Austin and wife Josephine G. Austin by deed recorded in Warranty Deed Book 89, Page 350 of DeSoto County, Mississippi.

By way of further explanation the five (5) acres conveyed is not now nor has it ever been a part of the homestead of the grantors herein therefore there is no need for the grantors' spouses to join in this document for that purpose.


W. H. AUSTIN, JR.


JOSEPH G. AUSTIN


DIXIE I. AUSTIN

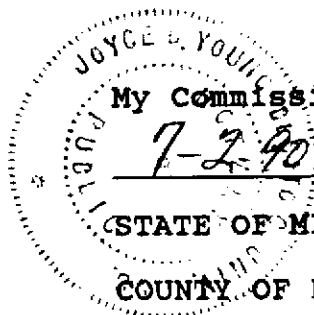
STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State the within named, William H. Austin, Jr., who acknowledged that he signed and delivered the above and foregoing warranty Deed as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 9th day of July, 1987.

Joyce B. Young
NOTARY PUBLIC



My Commission Expires:

7-2-90

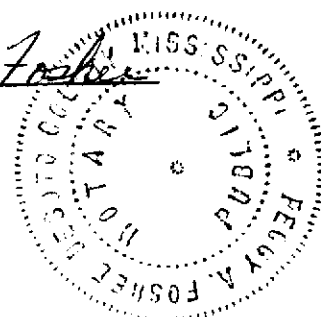
STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State the within named, Joseph G. Austin who acknowledged that he signed and delivered the above and foregoing Warranty Deed as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 9th day of July, 1987.

Peggy A. Foster
NOTARY PUBLIC



My Commission Expires:

My Commission Expires March 13, 1988

STATE OF MISSISSIPPI
COUNTY OF DESOTO

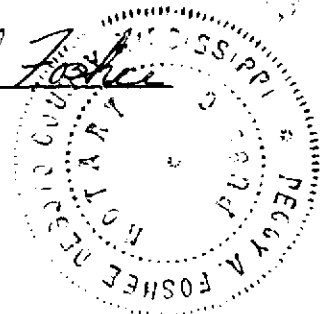
This day personally appeared before me, the undersigned authority in and for said County and State the within named, Dixie I. Austin who acknowledged that she signed and delivered the above and foregoing Warranty Deed as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 9th day of July, 1987.

Peggy A. Foshee
NOTARY PUBLIC

My Commission Expires:

My Commission Expires March 13, 1988



GRANTORS:

J.G. Austin; Dixie I. Austin
8280 Star Landing Rd.
Lake Cormorant, Ms. 38641
601-781-0721

William H. Austin, Jr.
P.O. Box 567
Hernando, Ms. 38632
601-368-7888

GRANTEES

Sturgis; Mary Monteith
8289 Star Landing Rd
Lake Cormorant, Ms. 38641
601-781-0767

DESCRIPTION OF A 5.00 ACRE TRACT PLUS DESCRIPTION OF A 50-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING 75-FEET EAST OF AND 25-FEET WEST OF THE BELOW DESCRIBED EASEMENT CENTERLINE

Part of the Southeast Quarter of Section 15, Township 2 South, Range 9 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

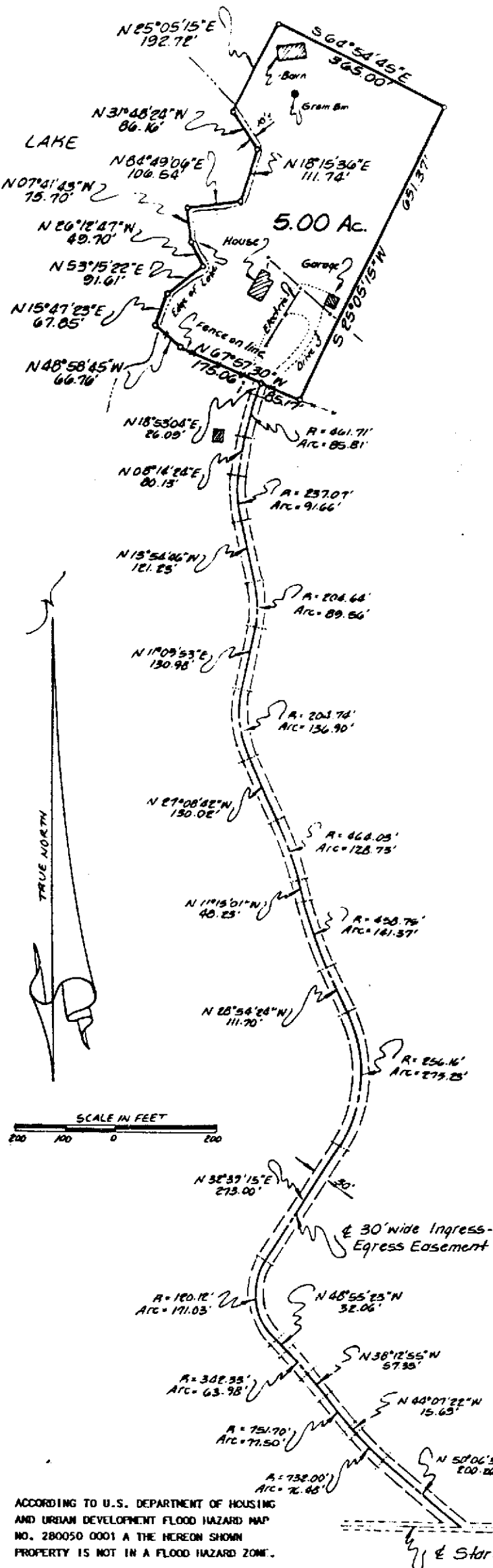
Commencing at a point on the centerline of Star Landing Road commonly accepted as the southeast corner of said quarter section; thence run South 89°37'05" West a distance of 1345.94 feet to a point on said centerline of Star Landing Road at its intersection with the centerline of a gravel roadway to the north, said point being the Point of Beginning of said 50-foot wide easement; thence run the following calls along said driveway centerline and easement centerline to the end of said easement, said point being in line with a fence east and west and the Point of Beginning of said 5.00 acre tract:

North 50°06'33" West	200.26 feet
Curve Right (R=732.00 feet, arc=76.48 feet)	
North 44°-7'22" West	15.69 feet
Curve Right (R=751.70 feet, arc=77.50 feet)	
North 38°12'55" West	57.35 feet
Curve Left (R=342.33 feet, arc=63.98 feet)	
North 48°55'23" West	32.06 feet
Curve Right (R=120.12 feet, arc=171.03 feet)	
North 32°39'15" East	273.00 feet
Curve Left (R=256.16 feet, arc=275.23 feet)	
North 28°54'24" West	111.70 feet
Curve Right (R=458.75 feet, arc=141.37 feet)	
North 11°15'01" West	48.23 feet
Curve Left (R=464.03 feet, arc=128.73 feet)	
North 27°08'42" West	130.02 feet
Curve Right (R=204.74 feet, arc=136.90 feet)	
North 11°09'53" East	130.98 feet
Curve Left (R=204.64 feet, arc=89.56 feet)	
North 13°54'46" West	121.23 feet
Curve Right (R=237.07 feet, arc=91.66 feet)	
North 08°14'24" East	80.13 feet
Curve Right (R=461.71 feet, arc=85.81 feet)	
North 18°53'04" East	26.09 feet

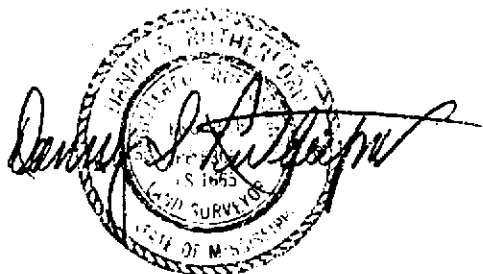
Thence run North 67°57'30" West a distance of 175.06 feet along said fence to a point; thence run North 4°55'45" West a distance of 66.76 feet along said fence to a point in a lake approximately 10-feet west of the edge of the water; thence run the following call along a line approximately 10-feet west of and parallel to said edge of water to a point:

North 15°47'33" East	7.1 feet
North 53°15'22" East	1.2 feet
North 26°12'47" West	9.1 feet
North 07°41'43" West	5.1 feet
North 84°49'06" East	1.2 feet
North 18°15'36" East	1.1 feet
North 31°48'24" West	16.1 feet

Thence run North 25°05'15" East a distance of 192.12 feet to a point; thence run South 64°54'45" East a distance of 365.00 feet to a point; thence run South 25°05'15" West a distance of 551.7 feet to a point on a fence; thence run North 67°57'30" West a distance of 66.17 feet to the Point of Beginning of said 5.00 acre tract. Bearings are based on true north as determined by solar observation.



PLAT OF SURVEY OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI



ACCORDING TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD HAZARD MAP NO. 280050 0001 A THE HEREON SHOWN PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

RUTHERFORD & ASSOCIATES

POST OFFICE BOX 201

HERNANDO, MISSISSIPPI 38632

Filed 2:20 P.M. July 1967
Recorded in book 196 Page 727
H. G. Ferguson, Chancery Clerk